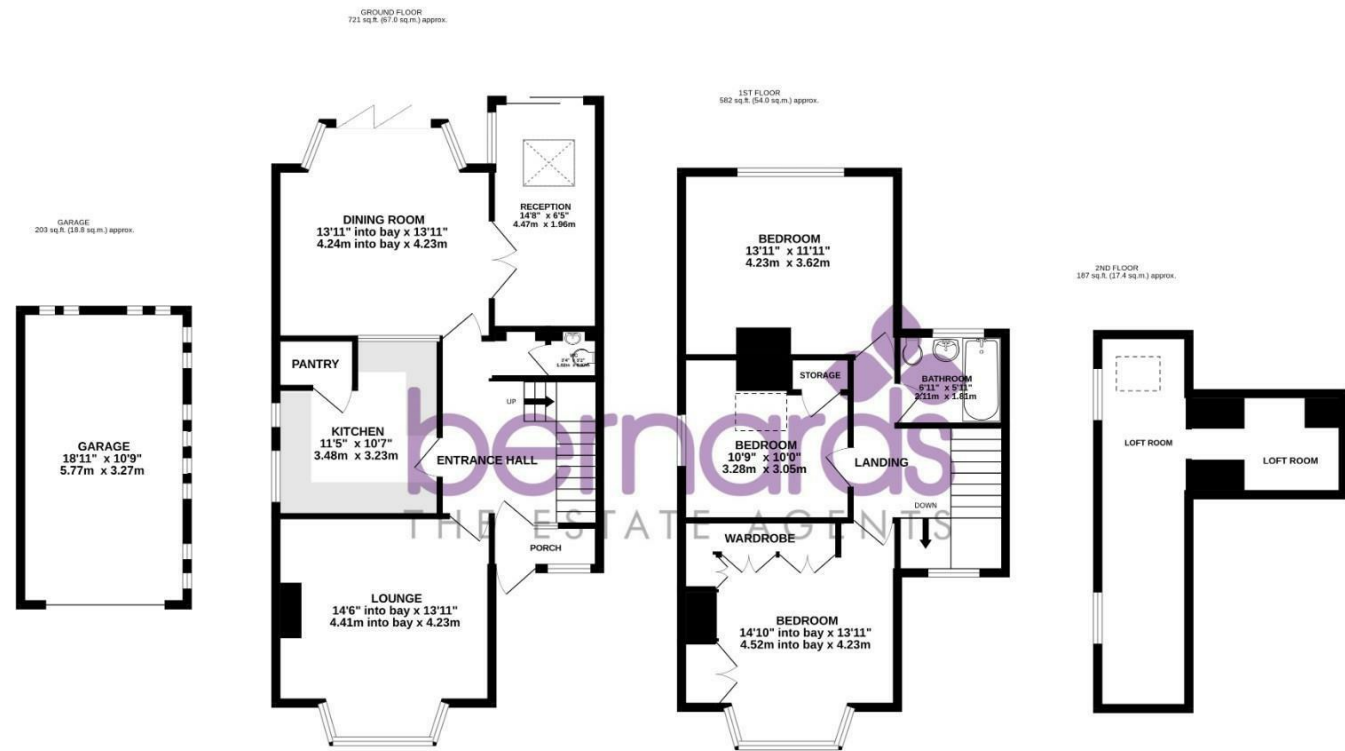


FOR SALE

Offers In Excess Of £475,000

Woolner Avenue, Portsmouth PO6 2JZ

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1693 sq. ft. (157.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024.



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HIGHLIGHTS

- 1930'S BUILD
- SEMI-DETACHED
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- CLOAKROOM
- GARAGE
- WEST FACING GARDEN
- SOUGHT AFTER ROAD
- FANTASTIC FAMILY HOME
- A MUST SEE!!

1930'S BUILD - SEMI-DETACHED - SOUGHT AFTER ROAD

We are delighted to welcome to the market this beautiful three bedroom, semi-detached property in the heart of the highly sought after location of Woolner avenue in Drayton.

This wonderful property would make a fantastic family home with the size it has on offer.

Entering the home through a stylish front door and good size porch, a warm and open hallway leads into the lounge, enhanced with natural light from double bay windows.

The bright kitchen offers a large built in pantry and ample wall and base units, side double windows, with serving area to dining room and views of the garden.

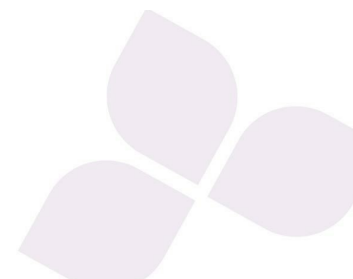
The large dining room benefits from bi-fold doors leading to a desirable patio perfect for outdoor living, access to the third flexible reception room, ideal for a gym/office/playroom. Completing the ground floor is the cloakroom.

Upstairs you have three double bedrooms, master with fitted wardrobes, modern bathroom. Access to boarded loft with velux windows from pull-down ladder.

Outside a shared drive leads to a garage and secure gate into a landscaped garden, enjoying paved areas, lawn, flower beds and greenhouse.

Call Bernards on 02392728091 to view, properties in this location don't come up very often book a viewing to avoid disappointment.

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk



PROPERTY INFORMATION

- PORCH**
- ENTRANCE HALL**
- LOUNGE**
14'5" x 13'10" (4.41 x 4.23)
- KITCHEN**
11'5" x 10'7" (3.48 x 3.23)
- DINING ROOM**
13'10" x 13'10" (4.24 x 4.23)
- RECEPTION ROOM**
14'7" x 6'5" (4.47 x 1.96)

established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernard's can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

- W/C**
- BEDROOM**
14'9" x 13'10" (4.52 x 4.23)
- BEDROOM TWO**
13'10" x 11'10" (4.23 x 3.62)
- BEDROOM THREE**
10'9" x 10'0" (3.28 x 3.05)

MORTGAGE ADVISOR
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

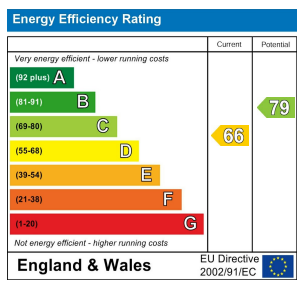
- BATHROOM**
6'11" x 5'11" (2.11 x 1.81)
- LOFT ROOM**
23'9" x 5'10" (7.26 x 1.79)
- LOFT ROOM**
11'10" x 6'5" (3.63 x 1.96)

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local,

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : E £2421



Call today to arrange a viewing
02392 728 091
www.bernardstates.co.uk

